

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL  
PLANNING GROUP. Minutes of the meeting on 8 March 2010.

Item 1. Chairperson Wally Riggs called the meeting to order at 1905 hours and the Pledge of Allegiance was recited.

- Planning Group members Ulm, Bowen, Walls, Krickhahn, Riggs, Bretz, Manning, Vandover and Hertel were present, forming a quorum of nine.
- Members Myrick and Gabler were absent, but excused. Members Slagill and Harris were absent, not excused. Seats 1 and 14 are vacant.
- Pat Ulm moved that the Group approves the minutes of the meeting on 11 January 2010 as submitted. The motion passed (8 yes; 0 no; 1 abstain: Bowen).

<Jason Harris joined the meeting at 1910 hours, raising the quorum to eleven. >

- Jason Harris moved that the Group approves the minutes of the meeting on 8 February 2010 as submitted. The motion passed (9 yes; 0 no; 1 abstain: Walls).
- There were no expense reimbursement requests.

Item 2. Announcements. Herb Krickhahn announced that the Dehesa Valley Community Council is holding a rummage sale on 10 April from 8 AM until 4 PM next to the Greyhound Adoption Center on Dehesa Road; the sale is to raise funds to oppose granting a liquor license to the Sycuan Casino; donations (no electronics) can be brought to 5827 Stallion Oaks Road on Wednesdays (10 AM – 12 Noon) and Saturdays (3 – 5 PM); information and donation arrangements, call 619-445-9188.

Item 3a. Open Forum. William Colburne, Crest, introduced himself as a new owner-resident on South Lane opposite South Lane Park. He expressed concern about potential improvements that could attract vagrants and vandalism; and appreciation for the attractive and effective fencing, and the lack of paving and overhead night lights that provided a rural, natural atmosphere.

Item 3b. Group Forum. No one requested to speak.

Item 4. Committee Reports. None.

Item 5a. Private Project Proposal. TPM 20716 RPL1, Kemerko, 4-lot split with remainder. Chairperson Riggs introduced Lawrence Walsh, engineer for Mr. Kemerko, who was attending the meeting to present and explain the details of the replacement map proposed for the project on Mountain View Road. He stated that the redesign of the project was intended to provide control of, and mitigation for, the impacts of storm water runoff from the project onto neighboring properties, primarily by the use of check-dams silt-fences and straw wattles to reduce peak runoff. Members of the Planning Group, and residents of adjacent properties downhill from the project, questioned the mechanisms planned for long-term management, and the effectiveness of the proposed methods, for reducing runoff impacts.

Members of the public also expressed concerns about the adequacy and completeness of the biological studies submitted for the project. Chairperson Riggs reminded everyone that when a Tentative Parcel Map is approved, then many conditions must be met before a Final Map can be approved and recorded for the project; that the refinement and approval of the proposed replacement map provides future opportunities for review and comment by the Planning Group and members of the public; and that this project would be on the agenda at the next appropriate opportunity to review its progress.

Item 5b. Private Project Proposal. TPM 21172, Davidson, 4-lot split with remainder. Judy Bowen reviewed this project for the Group, having visited the property at Montana Serena and Tracey Lane in Crest with the applicant-owner. The property is very steep, with the home pads located on hillside knolls, rather than on the ridgeline. The building sites were graded about 10 years ago. Water service will be provided by Padre Dam Water District; septic systems will be used, and leach field soils have acceptable percolation rates. Impacted schools and fire districts have provided service letters. One biological survey has been done in the past, and a new one is currently being conducted. Bowen observed that one of the access roads in the project is very steep. Wally Riggs asked if the project had been reviewed by the County Trails Coordinator for its compliance with trail requirements, such as a roadside easement or anything else.

Judy Bowen moved that, based on today's information, the Planning Group recommends approval of TPM 21172 in its current state of design. The motion passed (10 yes; 0 no; 0 abstain).

Item 5c. Private Project Proposal. TPM 21164 RPL1, Harper, 4-lot split. Pat Ulm reviewed this project for the Group, reminding everyone that the Group considered it previously in July 2009. The property is formerly grazed grassland without native chaparral shrubs. The County Department of Planning and Land Use deleted one lot from the 2009 design to provide adequate space for a fire truck turn-around in the project interior, resulting in the current 4-lot design without a remainder. A small portion of the property is located in the Lakeside Subregion, while the great majority of it is located in the Crest-Dehesa-Granite Hills-Harbison Canyon Subregion.

Pat Ulm moved that the Planning Group recommends approval of TPM 21164 RPL1; and additionally, that the Planning Group requests either: 1) the County moves the Lakeside Subregion portion of the Project's Lot 1 into the Crest-Dehesa-Granite Hills-Harbison Canyon Subregion for better consistency of zoning with the surrounding properties, or: 2) the Lakeside Planning Group subordinates its recommendations about this project to those of the Crest-Dehesa-Granite Hills-Harbison Canyon Subregional Planning Group. The motion passed (10 yes; 0 no; 0 abstain).

Item 6a. Public Project Proposal. Park Lands Dedication Ordinance (PLDO) Projects' Priority List. Judy Bowen reported that the Crest Community Council had not provided any response to the Planning Group's request for suggestions yet, and requested continuing this item to the next meeting. Chairperson Riggs agreed.

Item 6b. Public Project Proposal. General Plan Update, Initial Draft Zoning Consistency Review. Jack Vandover reviewed the Department of Planning and Land Use supporting

documents for its review of Zoning Ordinance consistency with the General Plan Update proposed changes. He reported that he compared the Update maps with the recommendations for zoning changes made by the County staff, and that in each case for each lot proposed for a zoning change, the staff recommendations seem reasonable. Jack suggested that if there are no objections from the Group, it should recommend approval of the proposed Initial Draft Zoning Consistency Review by consensus. Chairman Riggs announced the Group's consensus the recommend approval.

Item 7. Unfinished Business. None.

Item 8a. New Business. Declaration of Vacancy of Seat 1, Crest. Jack Vandover moved that the Planning Group declares Seat 1, Crest, vacant; and that it advertises the opening for a Seat 1 nominee to be elected by the Group for appointment by the Board of Supervisors. The motion passed (10 yes; 0 no; 0 abstain).

Item 8b. New Business. POD 09-007, Medical Marijuana Collectives Draft Zoning Ordinance. Chairperson Riggs announced that this item was received after the final agenda had been posted, but that its consideration at tonight's meeting is consistent with the Brown Act. The County requests comments by 2 April, before the next meeting of the Planning Group, so that consideration and action tonight is appropriate. Riggs reviewed for the Group the County's proposal that medical marijuana collectives can only be located on property zoned for industrial uses (M – Industrial Uses). He reported that the Planning Commission hearings on this proposed ordinance will be held this spring, and the Board of Supervisors hearings will be held this summer.

Lorraine Walls moved that the Planning Group recommends approval of POD 09-007, the draft Medical Marijuana Collectives County Code and Zoning Ordinance Amendments, as proposed. The motion passed (10 yes; 0 no; 0 abstain).

Item 9. Adjournment. Lorraine Walls moved adjournment at 2140 hours. The motion passed unanimously.

Respectfully submitted, William L. Bretz (Secretary)